



TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA ZONING VARIANCE

PROPERTY INFORMATION

Date: _____

Property Address: _____

Legal Description: Lot _____ Block _____ Folio _____

Subdivision _____

Zoning District: _____

Property Owner's Name: _____

Address: _____

Phone #: _____ Fax _____

Owner/Applicant's Name: _____

Phone #: _____ Fax _____

***Letter required from Owner if represented by Agent.**

Signature of Applicant/Owner: _____

Print Name of Applicant/Owner: _____

Notary: _____

My Commission expires : _____

VARIANCE REQUIREMENTS

Code Section from which Variance is sought: _____

Description of your request: _____

Describe the existing special conditions and circumstances affecting the land, structure or building involved preventing the reasonable use of said land, structure, or building:

Describe the circumstances, which cause the hardship to be peculiar to the property or to such a small number of properties that they clearly constitute marked exception to other properties in the district: _____

Describe why the literal interpretation of the provisions of the applicable would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same district. It is of no importance whatever that the denial of the variance might deny to the property use in a more profitable way or to sell it at a greater profit than is possible under the terms of the regulations: _____

Explain why the hardship is not self-created or the result of mere disregard for, or ignorance of, the provisions of the regulations: _____

Describe how the variance is the minimum variance that will make possible the reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the applicable zoning regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Supply copies of the following:

Two (2) Sealed Surveys of the entire property, completed within six (6) months of the date this application is filed. The survey must clearly identify and indicate distances between all structures, property lines, setbacks, easements, and adjacent rights of way.

Seventeen (17) copies of a Site Plan under Seal of a Florida licensed Architect or Engineer, which clearly depicts the proposed improvements, which necessitates the variance in relation to the above-delineated elements for survey. For single-family and duplex properties the site plan drawn to scale, which depict the proposed improvements, which necessitates the variance, does not need to be sealed.

To be completed by Town

Date Application submitted: _____

Date Application found complete: _____

Pre-Application meeting date: _____

Board of Adjustment meeting date: _____

Town Commission meeting date: _____

Zoning Code Variance Fee Amount: \$900.00 _____

TOWN OFF-SITE CONSULTANT FEE (if applicable)

NOTE: The Town Code provides for cost recovery of outside consultants, legal advertising costs, direct mail notice costs, etc. and depending on the scale of the project, additional fees may be incurred.